Rec. Instrument Prepared By:
David L. Hicks, 3rd National Building
Attorney At Law, Nashville, Tenn.

BOOK 4937 PAGE 656

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-12 P.279 26W 2315 pw	Gerald T. Hicks, et ux	Fidelity Federal Savings & Loan
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3824 Richland Avenue	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JAMES M. CROWSON AND WIFE, MARTHA L. CROWSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERALD T. HICKS AND WIFE, MARY DEE HICKS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 205 and 207, of Block 10, in Richland Realty Company's First Subdivision "A", a plan of record in Book 161, page 151, Register's Office for said County, said plan showing the Subdivision divided into blocks but not divided into individual lots, and more particularly described according to a survey dated July 16, 1975, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the northwesterly margin of Richland Avenue, said point being located 118.0 feet in an easterly direction from an iron pin placed at the northeast intersection of Richland and Wilson Avenues; thence leaving Richland Avenue, North 25°29'29" West 192.6 feet to a point in the southerly margin of a 15 foot alley; said point being located 12.0 feet from the easterly margin of Wilson Avenue; thence with said margin of said alley North 65°57' East 59.94 feet to a point; thence South 25°29'29" East 194.43 feet to a monument placed in the northwesterly margin of Richland Avenue; thence with the said margin of said Avenue and in a westerly direction 60.0 feet to the point of beginning.

Being the same property conveyed to James M. Crowson and wife, Martha L. Crowson, by deed from J. P. Barrow and wife, Anna Barrow, of record in Book 4387, page 947, Register's Office for Davidson County, Tennessee. Grantors herein do hereby transfer and convey unto Grantees all of their right, title and interest, beneficial or otherwise, in and to an agreement between L. F. Braswell and wife, Dollie R. Braswell, and J.P. Barrow and wife, Anna Barrow, of record in Book 3534, page 521, said Register's Office, granting permission to L. F. Braswell and wife, their heris and assigns, for encroachment of garage on hereinafter described property, and driveway serving the herein*

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1975 taxes which have been prorated and assumed by the Grantees.

*described premises which encroach on the adjacent property.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of July, 19 75.

James M. Crowson
JAMES M. CROWSON

Martha L Crowson
MARTHA L. CROWSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Crowson and wife, Martha L. Crowson,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 31st day of July, 1975.

My commission expires: 7-27-77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$44,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 75

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

110308-1

WARRANTY DEED

FROM

JAMES M. CROWSON & WIFE,

MARTHA L. CROWSON

TO

GERALD T. HICKS AND WIFE,

MARY DEE HICKS

D 0 9 2 3 7

IDENTIF. REFERENCE

AUG 1 9 47 AM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

7 5 AUG	CONV	44,800.00			
7 5 AUG	S'TAX		A*	116.48	
7 5 AUG-1	PR'FEE		A*	.50	
7 5 AUG-1	W'DEED		A*	4.00	* 120.98

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document [illegible] When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public